

# The Offices at Intergate Seattle

12501 E Marginal Way S, Tukwila, WA 98168



**FOR LEASE**

63,173 SF in a Two-Story Office Building Situated  
on 12 Acres with Excellent Access to I-5 & I-405

For leasing information, contact

Evan Lugar | Gary Guenther | Jason Rosauer | 206.248.7300



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Two-story building on a private 12-acre campus. Sidewalks, stairs & outdoor seating connect the buildings.

<b>AVAILABLE</b>	63,173 SF
<b>ASKING RENTAL RATE</b>	\$15.00 / SF, NNN (2017 Estimated NNNs: \$7.36)
<b>CEILING HEIGHTS</b>	10'
<b>COLUMN SPACING</b>	31' x 30'
<b>PARKING</b>	4.63/1,000 SF
<b>AMENITIES</b>	Loading docks both at grade and truck bed height; generator back up; prox card entry system
<b>FLOOR PLATE FLEXIBILITY</b>	Ownership open to creative floor plans including ability to create high, clean R&D space



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The Offices at Intergate Seattle has excellent access via the Boeing Access Road to I-5, I-405, Highway 599, and Airport Way S.

## LOCATION HIGHLIGHTS

Local access via Tukwila International Boulevard (Highway 99) and E Marginal Way S

Adjacency to data center campus

Proximity to affordable housing

7 minutes to Southcenter Shopping Mall - the largest shopping center in the Pacific Northwest with over 200 retailers

10 minutes to SeaTac International Airport, Light Rail station, and Boeing Field

12 minutes to Downtown Seattle

No B&O Tax in City of Tukwila

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## Occupancy Cost Savings

### SEATTLE PROPERTY

Term	120 Months
RSF	60,000

### THE OFFICES AT INTERGATE SEATTLE

Term	120 Months
RSF	60,000

RENT SCHEDULE		DIFFERENTIAL / SAVINGS	
Average Effective Gross Rental Rate	\$50.00	\$25.00	\$25.00
Total Lease Cost	\$30,000,000	\$15,000,000	\$15,000,000.00
Average Annual Lease Cost	\$3,000,000	\$1,500,000	\$1,500,000.00
Average Monthly Lease Cost	\$250,000	\$125,000	\$125,000.00
Parking Ratio Cost	1.5/1,000 SF @ \$300/Stall	4/1,000 SF no cost	
Total Parking Cost	\$4,500,000.00	\$0.00	\$4,500,000.00
Annual Parking Cost	\$450,000.00	\$0.00	\$450,000.00
Total Monthly Parking Cost	\$37,500.00	\$0.00	\$37,500.00
Total Cost	\$34,500,000	\$15,000,000	\$19,500,000
Total Cost / Year ( <b>\$32.75/ Per SF</b> )	\$3,450,000	\$1,500,000	\$1,950,000
Total Cost / Month	\$287,500	\$125,000	\$162,500
Headcount @ 150 SF / Employee	556	556	
Annual Cost Per Employee	\$6,205	\$2,698	\$3,507

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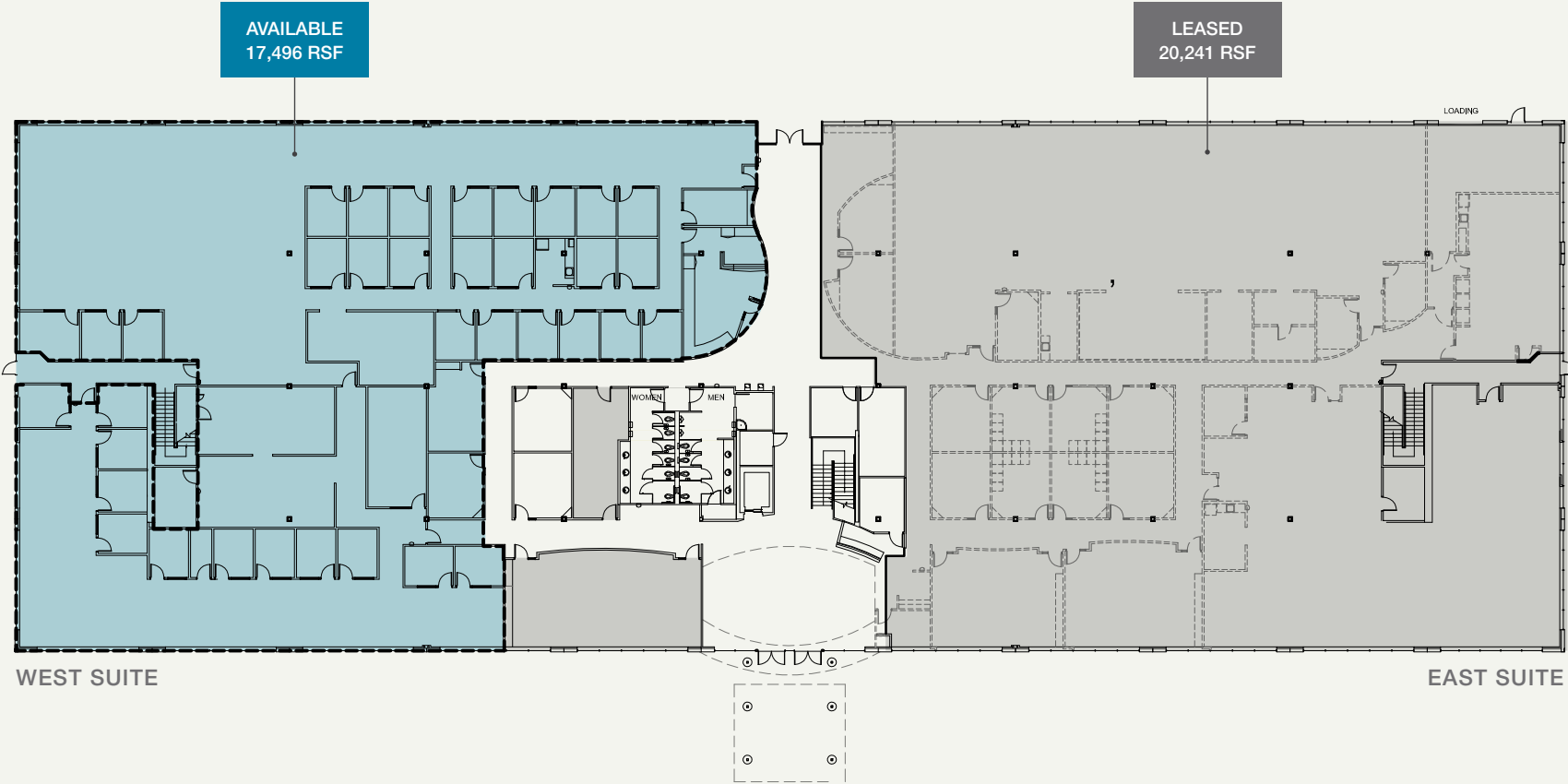
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## First Floor

BUILDING B



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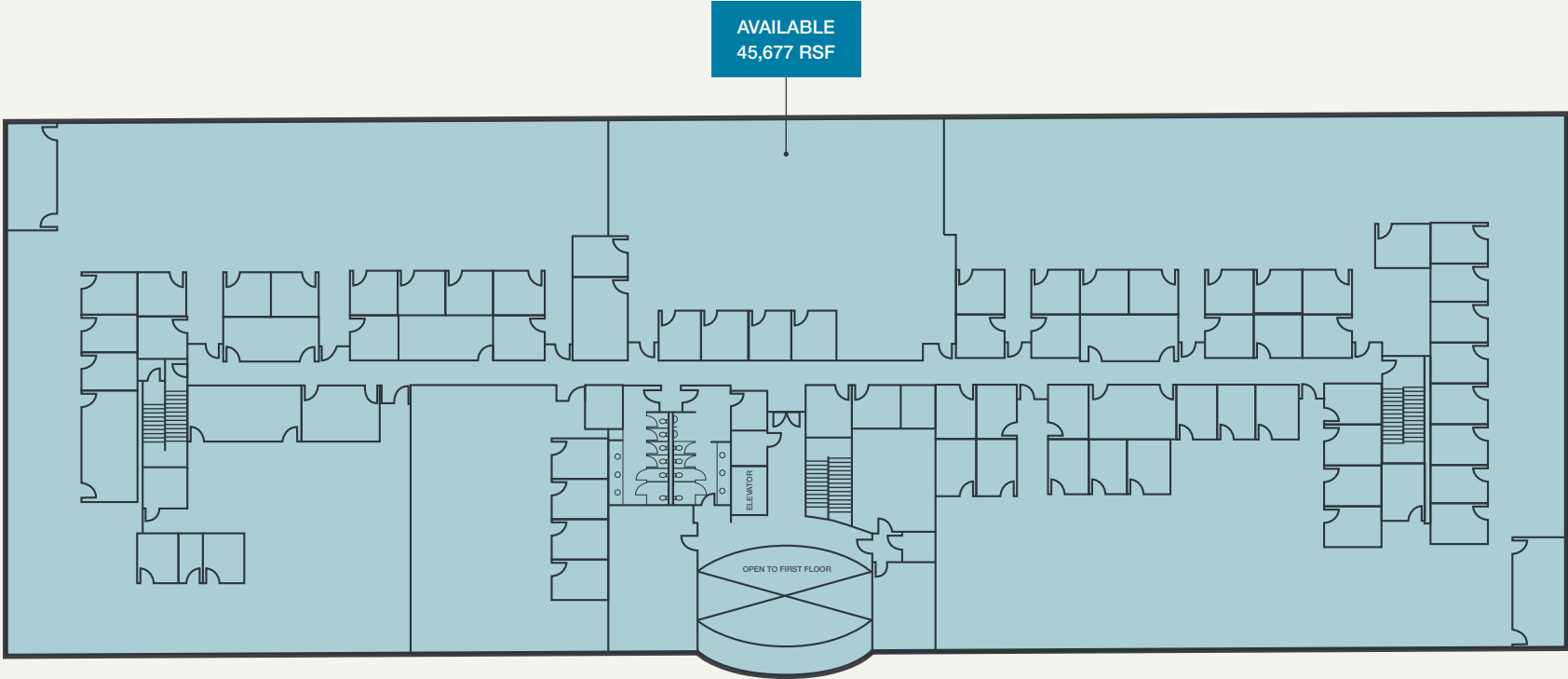
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## Second Floor

BUILDING B



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